



West Avenue, Altrincham, WA14
Offers In Excess of £375,000



Property Features

- Three Bedroom End Terrace House
- Catchment Area for Trafford Schools
- Double Glazed Throughout
- Generous Rear Garden
- Off-Road Parking for Two Vehicles
- Quiet Cul-De-Sac Location
- Downstairs WC
- Scope to Create Home Office In Garden
- Chain Free Sale
- Ideal Buy-To-Let Investment

Full Description

Three bedroom end terrace house, with off-road parking for two vehicles and a generous rear garden. The property is located in a quiet cul-de-sac; 25 minute walk to Altrincham town centre, within catchment of Trafford's sought after schools.

The property benefits from an open-plan kitchen-diner; downstairs WC; with two large double bedrooms; a single bedroom and family bathroom to the first-floor.

The property is ideal for first-time buyers or buy-to-let investors; with scope to further modernise and extend.



LOUNGE

14' 9" x 16' 4" (4.52m x 5.00m)

The lounge is located off the entrance hall with a uPVC double-glazed bay window to the front aspect and a door leading to the kitchen-diner. The lounge is fitted with carpeted flooring; a pendant light fitting; a double panel radiator; a feature fireplace, with a decorative wooden surround; and television and telephone points.



KITCHEN/DINER

19' 8" x 8' 10" (6.00m x 2.71m)

The kitchen-diner is accessed from the lounge and allows access to the rear garden via uPVC double-glazed French doors and to the downstairs WC via a wooden paneled door. The kitchen offers a uPVC double-glazed window to the rear aspect; tiled flooring; recessed spotlighting; a double panel radiator; a range of matching base and eye-level storage units. The kitchen offers a recessed stainless steel sink with chrome flexi tap over; an integrated double oven; recessed four-ring gas hob, with stainless steel extractor hood over; space and plumbing for a washing machine, tumble dryer and dishwasher.



DOWNSTAIRS WC

4' 7" x 2' 10" (1.40m x 0.88m)

The downstairs WC is located off the kitchen-diner. This room offers a low-level WC; a wall-mounted hand wash basin; a wall-mounted multi-directional spotlight; an extractor fan and Vinyl flooring.



MASTER BEDROOM

14' 10" x 8' 9" (4.53m x 2.67m)

The master bedroom is located off the first-floor landing with a uPVC double-glazed bay window to the front aspect. This room is fitted with carpeted flooring; a pendant light fitting; a single-panel radiator; and a range of fitted wardrobes.



BEDROOM TWO

9' 10" x 13' 1" (3.00m x 4.00m)

The second bedroom is also located off the first-floor landing. This room offers a uPVC double-glazed window to the rear aspect; carpeted flooring; a pendant light fitting; and a single-panel radiator.



BEDROOM THREE

8' 11" x 7' 6" (2.73m x 2.30m)

The third bedroom is a single bedroom which is perfect as a home office or child's bedroom. This bedroom is accessed from the first-floor landing with a uPVC double-glazed window to the front aspect. This room comprises ceiling-mounted multi-directional spotlighting; carpeted flooring; and a single panel radiator.



BATHROOM

7' 4" x 6' 3" (2.26m x 1.92m)

The bathroom is located off the first-floor landing with a uPVC double-glazed frosted glass window to the rear aspect. The bathroom offers floor-to-ceiling tiled walls and tiled floor; a low-level WC; a wall-mounted hand wash basin; a panelled bath with chrome thermostatic shower system and glazed screen; a ceiling-mounted light fitting; under floor heating; chrome heated towel rail and an extractor fan.



EXTERNAL

The front of the property one will find a paved driveway, allowing for two vehicles to be parked off-road. Adjacent to the drive is a lawned front garden enclosed to the front and side aspects by timber panelled fencing. There is a timber gate to the side of the property allowing access to the rear garden.

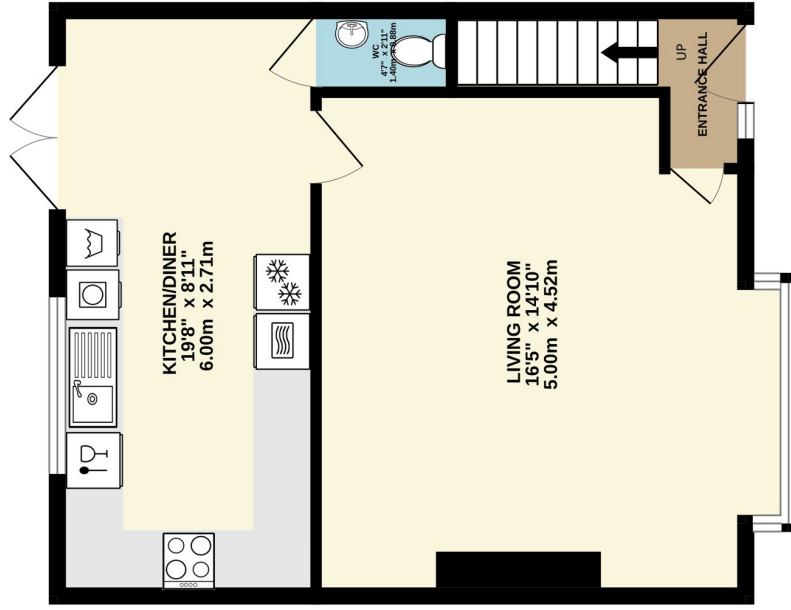


The rear garden is largely laid to lawn with a paved seating area and raised decking to the rear of the property. The rear garden offers an external tap and a large shed with power, which could be converted into a home office. The rear garden is enclosed on three sides by timber fence panels.

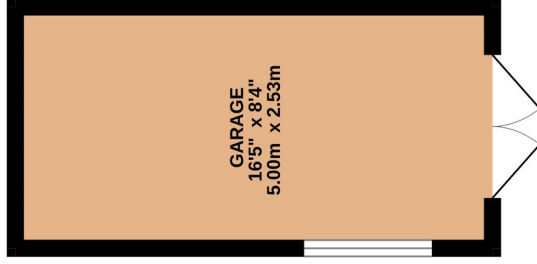
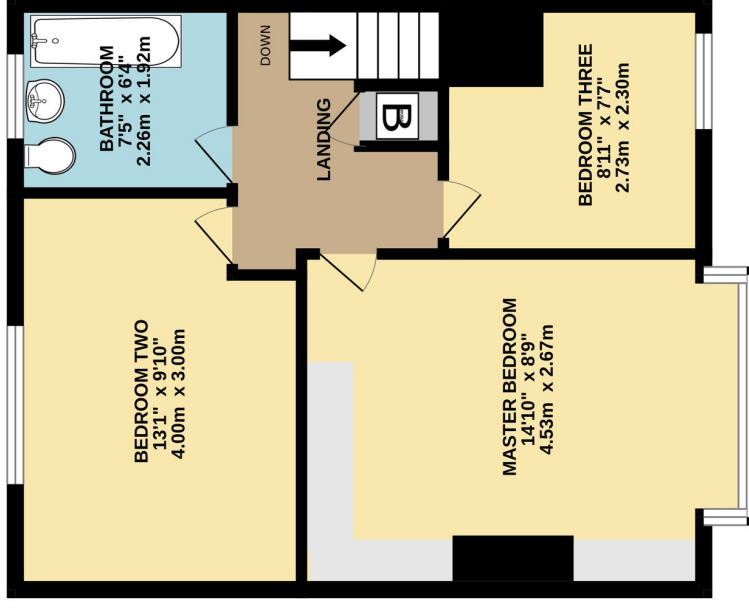


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COMMON QUESTIONS

- 1. When was the property constructed?** This property was built in around 1950.
- 2. Have the owners carried out any structural alterations to the property?** Yes, the owners had a wall removed and two RSJs inserted in the kitchen to create an open-plan kitchen-diner. This work was carried out in 2009.
- 3. Is this property freehold or leasehold?** The owner has informed us the property is freehold, your legal advisor can confirm this information.
- 4. Have any of the doors or windows been replaced on this property?** The owner has had new windows and doors installed in 2009.
- 5. Has any work been carried out on the roof?** The roof was replaced in 2013.
- 6. How quickly can the property be vacated to allow for completion?** The owner's daughter is currently living in the property but has a new home to move to and will be in a position to move swiftly to allow for a purchase to complete.
- 7. Which are the owner's favourite aspects of this property?** The owner has said they have enjoyed the bright and spacious rooms in this property; the generous enclosed garden and the modern bathroom.
- 8. When was the boiler last serviced?** The boiler has been serviced in January 2024.
- 9. Does the property offer loft access for storage?** Yes, there is a loft hatch, with a pull-down ladder and the loft is partly boarded for storage.
- 10. When are viewings in this property possible?** The owner would prefer for viewings to be conducted Monday to Friday between 9am and 5pm.

Take a look inside
the property



SCAN ME

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements